

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #****Project Title:** 255-290 Maple Court Mixed-Use Project (PROJ-22-0237)

Lead Agency: City of San Buenaventura, Community Development Department

Contact Person: Shanna Farley

Mailing Address: 501 Poli Street

Phone: 805-654-7800

City: San Buenaventura

Zip: 93002-009

County: Ventura

**Project Location:** County: Ventura

City/Nearest Community: San Buenaventura

Cross Streets: Maple Court and Maple Street

Zip Code: 93003

Longitude/Latitude (degrees, minutes and seconds): 34 ° 16 ' 13.2 " N / 119 ° 14 ' 42.1 " W Total Acres: 5.75

Assessor's Parcel No.: 079-0-101-425, -445, and -455

Section: 00

Twp.: 4N

Range: 21W

Base: SBBM

Within 2 Miles: State Hwy #: 101, 126

Waterways: Arundell Barranca

Airports: N/A

Railways: MetroLink

Schools: Various (approximately 8)

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other: Sustainable Communities Environmental Assessment

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units 350 Acres☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 4,850 Acres Employees 10☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☐ Recreational: Acres Employees☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, GHG, Tribal, Wildfire**Present Land Use/Zoning/General Plan Designation:**

The project site is designated Commerce and zoned Intermediate Commercial (C-1A)

**Project Description:** (please use a separate page if necessary)

The proposed project would construct two new mixed-use buildings with up to 350 multifamily residential units and up to 4,850 square feet of ground-floor neighborhood-serving commercial uses. Of the 350 units, 32 would be affordable units restricted to low-income households. Each of the buildings would include three levels of residential units over two levels of parking, lined with townhome units and ground-floor commercial spaces. The project would also include private and common outdoor areas, up to 500 parking spaces, and landscaping and lighting improvements. Ground floor outdoor community spaces would include a pedestrian paseo, gardens, seating areas, and a dog run.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

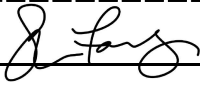
|                                                                         |                                                                                                  |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation                              |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                                    |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of                            |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                                     |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                                             |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                                     |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                                        |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                         |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                               |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                     |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                           |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                          |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                                  |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                               |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                                    |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                                     |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                                          |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                      |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of                               |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: <u>Ventura Air Pollution Control District</u>                    |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>Southern California Association of Governments</u> |
| <input checked="" type="checkbox"/> Housing & Community Development     |                                                                                                  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                                                  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date August 30, 2024 Ending Date September 30, 2024

### Lead Agency (Complete if applicable):

|                                                     |                                                    |
|-----------------------------------------------------|----------------------------------------------------|
| Consulting Firm: <u>Michael Baker International</u> | Applicant: <u>Skya Ventures, Inc</u>               |
| Address: <u>5 Hutton Centre Drive, Suite 500</u>    | Address: <u>18751 Ventura Boulevard, 2nd Floor</u> |
| City/State/Zip: <u>Santa Ana, CA, 92707</u>         | City/State/Zip: <u>Tarzana, CA 91356</u>           |
| Contact: <u>Jessica Ditto</u>                       | Phone: <u>818-388-6807</u>                         |
| Phone: <u>949-472-3505</u>                          |                                                    |

Signature of Lead Agency Representative:  Date: 08/26/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.